Survey

Floor Plan w/ Dimensions on back

Potential Buyers
Please feel free
to take with you

LOCATION MAP
Not to Scale

RV 30amp here

RV septic here

Lighted Pole Barn

Water Spigot here

Electrical Outlets &
Pole Barn Light Swucth

Legal Description

A part of U.S. Government Lot 2, Section 1, Township 18 South, Range 32 East more particularly described as follows: From the intersection of the West R/W line of State Road #415 and the North line of Section 1, Township 18 South, Range 32 East; run South 36°04'12" West along said R/W line 527.68 feet; thence North 88°58'40" West parallel with said North line of Section 1, 794.22 feet to the Point of Beginning; thence North 88°58'40" West 220.0 feet; thence South 01°01'20" West 396.0 feet; thence South 88°58'40" East 220.0 feet; thence North 1°01'20" East 396.0 feet to the Point of Beginning. Said land situate, lying and being in Volusia County, Florida.

***Community number:** 125155 **Panel:** 0675*
***Suffix:** H **F.I.R.M. Date:** 2/19/2014 **Flood Zone:** X*
***Date of field work:** 7/21/2021 **Completion Date:** 7/21/2021*

Certified to:
Shelia Yvonne Williams; Brokers Title of Central Florida, LLC; Commonwealth Land Title Insurance Company; CrossCountry Mortgage, LLC., its' successors and/or assigns as their interests may appear.

Property Address:
4178 Falling Leaf Drive
New Smyrna Beach, FL 32168

Survey number: PS 31987

LEGEND / GENERAL NOTES

		CBS	Conc. Block & Stucco
		CONC.	Concrete
		C.M.	Concrete Monument
		COV.	Covered
		D	Description or Deed
		D.E.	Drainage Easement
		D.U.E.	Drainage & Utility Easement
		D/W	Driveway
		ESMT	Easement
		E.O.P.	Edge Of Pavement
		E.O.W.	Edge of Water
		ENCR.	Encroachment
		F	Field
		FD	Found
		FD NAIL	Found Nail & Disc
		F.C.M.	Found Concrete Monument
		F.I.P.	Found Iron Pipe
		F.I.R.	Found Iron Rod
		L	Length
		L.B.	Licensed Business
		M	Field Measured
		M.H.	Manhole
		O.R.B.	Official Records Book
		ONPL	On Property Line
		PG.	Page
		P.V.C.	Vinyl Fence
		PVMT	Pavement
		P.C.P.	Permanent Control Point
		P.R.M.	Permanent Reference Monument
		P	Plat
		P.B.	Plat Book
		P.E.	Pool Equipment
		P.O.B.	Point of Beginning
		P.C.C.	Point of Compound Curve
		P.C.	Point of Curvature
		P.O.C.	Point of Commencement
		P.R.C.	Point of Reverse Curvature
		P.T.	Point of Tangency
		P.O.L.	Point on Line
		P.L.	Property Line
		R	Record
		R/W	Right of Way
		S.I.R.	Set Iron Rod & Cap
		SWK	Sidewalk
		TEL.	Telephone Facilities
		T.O.B.	Top of Bank
		T.O.P.	Top of Pole
		U.E.	Utility Easement
		W.F.	Wood Fence
		W.C.	Witness Corner

Wire Fence
Wood Fence
OHU Overhead Utilities
P.P. Power Pole
W.M. Water Meter
E or TX Electrical Facility
Asphalt
Block Wall
Brick/Pavers
Concrete/Hard Surface
Covered Area
Centerline
Central Angle/Delta
Line Break Not to Scale
Air Conditioner
Bench Mark
Bearing Reference
Alba Riser
Cable Riser
Chain Link Fence
Chord
Chord Bearing

1. Legal description provided by others.
2. There may be additional easements and/or restrictions either recorded or unrecorded not shown hereon that may affect this parcel.
3. Only visible encroachments located.
4. This is a **BOUNDARY SURVEY** unless otherwise noted.
5. This survey or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. This survey is not to be used for permitting or for construction of any kind.
7. Unless otherwise noted, flood zone information provided by others.
8. Septic tank and drainfield location shown hereon is **APPROXIMATE** and are based on available records.
9. Fence locations along property line may be exaggerated for clarity.
10. This survey meets or exceeds the Standards of Practice promulgated by the Florida Board of Professional Land Surveyors 5J-17 of the Florida Administrative Code, Section 472.027, Florida Statutes.

Jeffrey S. Hattendorf
Registered Land Surveyor No. 6193
L.B. 8222

I hereby certify that this survey is a true and correct representation of a survey prepared under my direction.

PERRY SURVEYING
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